



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**4.042**

October 7, 2004

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RIO HONDO CHANNEL - PARCELS 534EX.25 AND 534EX.26  
SALE OF SURPLUS PROPERTY - CITY OF EL MONTE  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find these transactions categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Rio Hondo Channel, Parcels 534EX.25 (754± square feet) and 534EX.26 (656± square feet), located on the south side of Rio Hondo Channel, east of Towneway Drive and north of Brockway Street, in the City of El Monte, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of the parcels to the respective adjacent property owners - Parcel 534EX.25 to Muoi Lieu for \$2,262 and Parcel 534EX.26 to William Tang and Mi Chung for \$1,968.
4. Instruct the Chairman to sign the enclosed Quitclaim Deeds and authorize delivery to the Grantees.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell surplus properties to the adjacent property owners who own single-family residences along Brockway Street.

The District acquired the fee title to Parcels 534EX.25 and 534EX.26 as part of the land needed for the Rio Hondo Channel project. Construction has been completed, and the subject parcels lie outside of the required right of way. The adjacent property owners, who requested to purchase these properties, are considered to be the logical purchasers.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenues from these sales will be used for flood control purposes. Furthermore, these sales will eliminate the need to maintain the parcels and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$2,262 for Parcel 534EX.25 and \$1,968 for Parcel 534EX.26 represent the market value. These amounts have been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), notifications of the proposed sales were submitted to the City of El Monte for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sales are in conformance with the adopted General Plan.

Parcels 534EX.25 and 534EX.26 are no longer needed for purposes of the District, and the proposed sales will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deeds do not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deeds have been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
October 7, 2004  
Page 3

**ENVIRONMENTAL DOCUMENTATION**

The sale of these parcels is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of each Quitclaim Deed. Please have the originals and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate of each Quitclaim Deed to this office, retaining one duplicate of each for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Interim Director of Public Works

MQ:in  
P6:blRIOHND0534EX.doc

Enc.

cc: Auditor-Controller (Accounting Division-Asset Management)  
Chief Administrative Office  
County Counsel

MAIL DOCUMENT AND  
TAX STATEMENT TO:

Ms. Muoi Lieu  
9861 Brockway Street  
El Monte, CA 91733-1103

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
8581-005-908 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to MUOI LIEU, a married woman, as her sole and separate property, all its right, title, and interest in and to the real property in the City of El Monte, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

<b>RIO HONDO CHANNEL 534EX.25</b>
4-RW 15.2
S.D. 1 M0321012

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By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
                                                          ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
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**RIO HONDO CHANNEL 534EX.25**

4-RW 15.2

A.P.N. 8581-005-908(portion)

T.G. 637(A1)

I.M. 129-257

First District

M0321012

**LEGAL DESCRIPTION**

**PARCEL NO. 534EX.25** (Quitclaim of a portion of fee):

That portion of that part of Section 20, Township 1 South, Range 11 West, S. B. M., described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book 55595, page 110, of Official Records, in the office of the Recorder of the County of Los Angeles within the following described boundaries:

Beginning at the northwesterly corner of Lot 12, Tract No. 22549, as shown on map recorded in Book 607, pages 63 to 66, inclusive, of Maps, in the office of said recorder; thence North 72°14'00" East, along the northerly line of said lot, a distance of 55.00 feet to the northeasterly corner of said lot; thence North 17°46'00" West, along the northerly prolongation of the easterly line of said lot, a distance of 13.27 feet; thence South 73°09'34" West 55.01 feet to the northerly prolongation of the westerly line of said lot; thence South 17°46'00" East 14.16 feet, along the northerly prolongation of said westerly line, to the point of beginning.

Containing: 754± square feet.

**EXHIBIT A**

MAIL DOCUMENT AND  
TAX STATEMENT TO:

Mr. William Tang  
9873 Brockway Street  
El Monte, CA 91733-1103

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
8581-005-908 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to WILLIAM TANG and MI CHUNG, husband and wife, as joint tenants, all its right, title, and interest in and to the real property in the City of El Monte, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

<b>RIO HONDO CHANNEL 534EX.26</b> 4-RW 15.2 S.D. 1 M0321011
----------------------------------------------------------------------

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By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
                                                  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  MARTIN J. YOUNG Supervising Title Examiner III  By _____
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RIO HONDO CHANNEL 534EX.26  
4-RW 15.2  
A.P.N. 8581-005-908(por.)  
T.G. 637(A1)  
I.M. 129-257  
First District  
M0321011

**LEGAL DESCRIPTION**

**PARCEL NO. 534EX.26** (Quitclaim of a portion of fee):

That portion of that part of Section 20, Township 1 South, Range 11 West, S.B.M., described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book 55595, page 110, of Official Records, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the northeasterly corner of Lot 14, Tract No. 22549, as shown on map recorded in Book 607, pages 63 to 66, inclusive, of Maps, in the office of said recorder; thence North 17° 46' 00" West along the northerly prolongation of the easterly line of said lot, a distance of 11.49 feet; thence South 73° 09' 34" West 55.01 feet to the northerly prolongation of the westerly line of said lot; thence southerly along said last mentioned northerly prolongation to the northerly line of said lot; thence easterly along said northerly line to the point of beginning.

Containing: 656± square feet

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**EXHIBIT A**